

When recorded mail to:

Surveyor's Office
Public Works Department
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2002-145863

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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FOR RECORDER'S OFFICE USE ONLY

Project: Raceway Ford
5900 Sycamore Canyon Blvd.
A.P.N. 263-030-052

DX -

1252

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LC

QUITCLAIM DEED

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to **RACEWAY FORD INC., a California corporation**, that certain easement located in the City of Riverside, County of Riverside, State of California, described in Exhibit "A", attached hereto and incorporated herein by this reference.

Dated Feb 14, 2002

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

CITY OF RIVERSIDE,
a municipal corporation

By [Signature]
Dieter P. Wirtzfeld,
Utilities Assistant Director / Water

GENERAL ACKNOWLEDGEMENT

State of California
County of RIVERSIDE } ss

On FEBRUARY 14, 2002, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

DIETER WIRTZELBD
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janis Lowry
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other
- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:



EXHIBIT "A"

That portion of Parcel "C" of that certain easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of ingress, egress and public utilities, together with all necessary appurtenances, as described in Easement to the City of Riverside, by document recorded November 2, 1989, as Instrument No. 410668 of Official Records of Riverside County, California, located in, under, upon, over and along that certain real property located in the City of Riverside, County of Riverside, State of California, as described as follows:

That portion Section 33, Township 2 South, Range 4 West, San Bernardino Meridian, that portion of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, and that portion of Parcel 2 of Parcel Map 20166, as shown by map on file in Book 131, Pages 11 and 12 of Parcel Maps, records of Riverside County, California, described as follows:

COMMENCING at the centerline intersection of Box Springs Boulevard and Fischer Road as shown by Record of Survey on file in Book 77, Pages 59 through 63 of Record of Surveys, records of Riverside County, California;

THENCE South 45°22'01" West, along the southwesterly prolongation of said centerline of Fischer Road, a distance of 31.37 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 1200.00 feet;

THENCE southwesterly to the left along said curve through a central angle of 0°07'25" an arc length of 2.59 feet;

THENCE South 31°29'52" East, a distance of 118.39 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 800.00 feet;

THENCE southeasterly to the left along said curve through a central angle of 12°30'04" an arc length of 174.55 feet;

THENCE South 43°59'56" East, a distance of 289.33 feet;

THENCE North 46°00'04" East, a distance of 140.53 feet;

THENCE North 24°08'19" West, a distance of 60.00 feet to a point in the northerly line of Sycamore Canyon Boulevard, as described in deed to the City of Riverside by document recorded July 7, 1994, as Instrument No. 273479 of Official Records of said Riverside County; said point being in a non-tangent curve concaving southerly, having a radius of 60.00 feet, and to which the radius bears South 24°08'19" East;

THENCE northeasterly to the right along said curve and said along said northerly line, through a central angle of 48°05'31" an arc length of 50.36 feet to the POINT OF BEGINNING of the parcel of land being described;



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THENCE North 23°57'12" East, a distance of 3.00 feet to the southerly line of said Section 33, T.2 S., R.4 W., S.B.M.;

THENCE South 89°29'10" East, along said southerly line of Section 33, and along the northerly line of said Parcel 2 of Parcel Map 20166, a distance of 329.30 feet, more or less to the most easterly corner of that certain parcel of land described in Certificate of Compliance document recorded March 5, 1997, as Instrument No. 74575 of Official Records of said Riverside County;

THENCE South 28°18'24" West, a distance of 304.98 feet to a point in the west line of that certain parcel of land conveyed to the County of Riverside December 4, 1893, in Book 8, Page 172 of Deeds, Records of said Riverside County;

THENCE South 46°00'04" West, a distance of 91.20 feet to said northerly line of Sycamore Canyon Boulevard; the preceding four courses being along the westerly, northerly and easterly boundary of said parcel of land described in said Certificate of Compliance document;

THENCE North 43°59'56" West, a distance of 215.88 feet to a point in a non-tangent curve concaving easterly, having a radius of 47.50 feet, and to which the radius bears North 62°41'13" East;

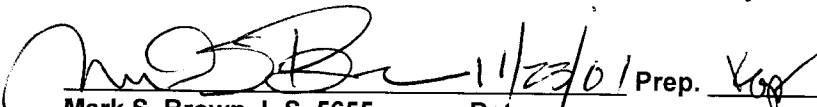

THENCE northerly to the right along said curve through a central angle of 81°32'12" an arc length of 67.60 feet;

THENCE North 66°00'04" East, a distance of 16.72 feet to the beginning of a tangent curve concaving westerly and having a radius of 60.00 feet;

THENCE northeasterly to the left along said curve through a central angle of 132°02'52" an arc length of 138.28 feet to said **POINT OF BEGINNING**; the four preceding courses being along said northerly line of Sycamore Canyon Boulevard.

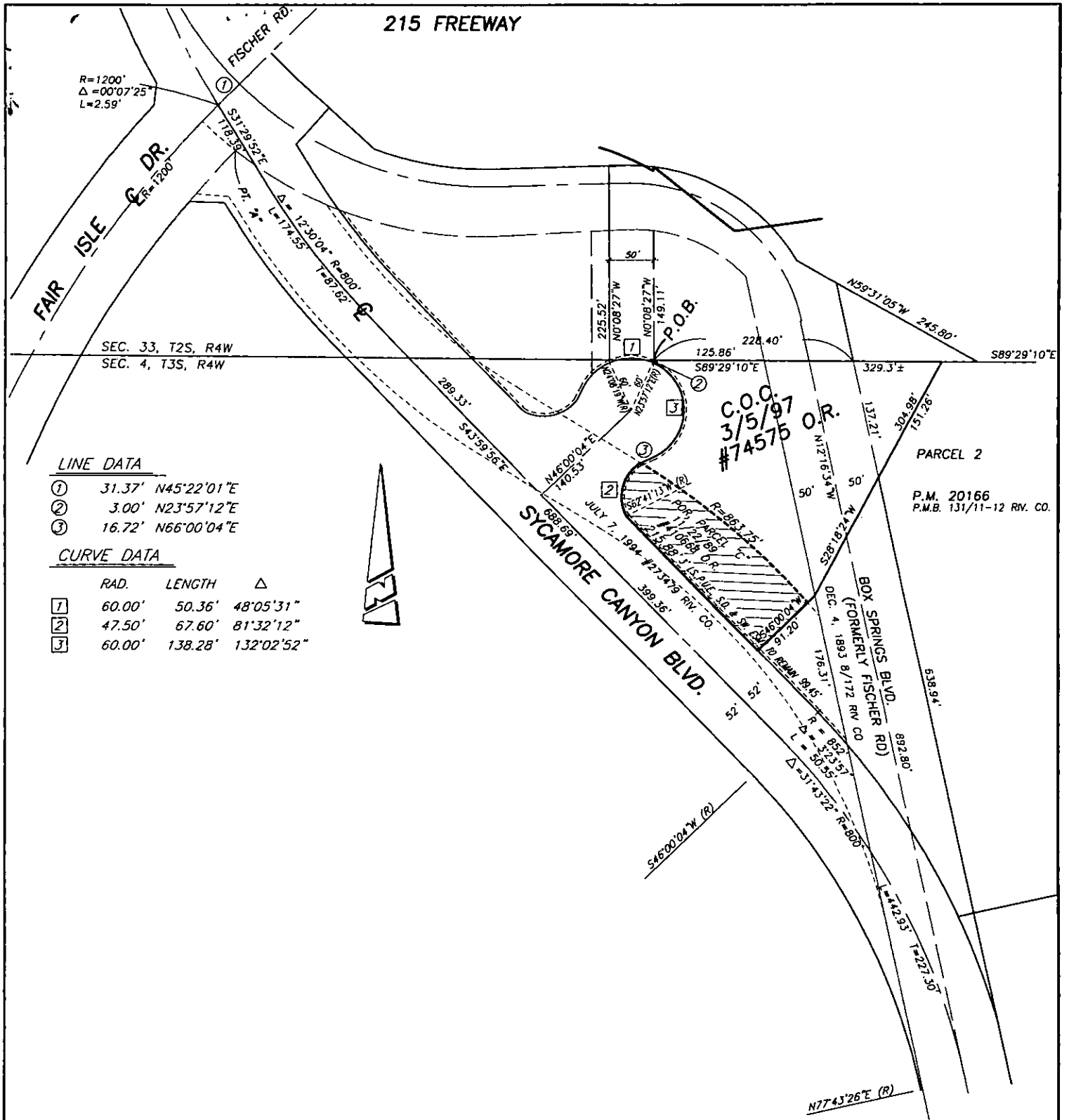
This Quitclaim Deed does not extinguish any easement rights granted to the City of Riverside by document recorded July 7, 1994, as Instrument No. 273441 of Official Records of said Riverside County.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Mark S. Brown, L.S. 5655 Date 11/23/01 Prep. 
License Expires 9/30/03



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LINE DATA

- ① 31.37' N45°22'01"E
- ② 3.00' N23°57'12"E
- ③ 16.72' N66°00'04"E

CURVE DATA

	RAD.	LENGTH	Δ
①	60.00'	50.36'	48°05'31"
②	47.50'	67.60'	81°32'12"
③	60.00'	138.28'	132°02'52"

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1
58-6
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SCALE: 1"=150' DRAWN BY: CURT DATE: 11/27/01 SUBJECT: UTILITY EASEMENT QUITCLAIM



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